Chapter 1
Site Evaluation Progress

By the end of FY96, 39,600 potential hazardous waste sites had been identified and added to the Superfund inventory. EPA and states continued to evaluate these sites and had begun evaluation of more than 97 percent of these sites for potential threats to human health and the environment by the end of the year. To enhance site evaluation, EPA continued implementing the Superfund Accelerated Cleanup Model (SACM). With the implementation of SACM, EPA's Regions have been encouraged to further reduce repetitive tasks and costs by implementing a streamlined, single-assessment process that can combine site assessment and removal evaluation activities when warranted by site conditions. EPA has also proceeded with ongoing efforts to address technical complexities and improved site evaluation guidance.

1.1 Site Evaluation Process

The site evaluation process begins when states, federally recognized Indian tribes, citizens, other federal agencies, or other sources notify the EPA Superfund program of a potential or confirmed hazardous waste site or incident. EPA confirms information and places those sites requiring further Federal Superfund attention in the Agency's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database. In the case of federal facilities, sites are placed on the Federal Facility Hazardous Waste Docket for assessment.

EPA manages site assessment activities, including necessary laboratory and technical support, by directing a network of contractors, or by providing funding for these activities to states and tribes through site assessment cooperative agreements. At sites that pose an immediate threat to human health, welfare, or the environment, EPA conducts a removal action to address the threat. At other sites, a two-stage assessment is conducted; the assessment consists of (1) a preliminary assessment (PA) to determine whether a potential threat exists, and (2) a site inspection (SI) to determine the relative threat posed and to evaluate the site for possible listing on the National Priorities List (NPL). The NPL is the list of sites designated for long-term remedial evaluation and response. Approximately 10 percent of the sites assessed by Superfund lead to federal removal or remedial cleanup actions to reduce or eliminate risks to human health and the environment.

At any point in the evaluation process, EPA may determine that the Superfund evaluation of the site is complete and that no further steps to list the site on the NPL will be taken. Federal Superfund site assessment activities are suspended when the appropriate Regional official signs a letter, form, or memo approving the site assessment report and makes a determination that no further action is planned. Sites not considered appropriate for the NPL might be addressed under the Resource Conservation and Recovery Act (RCRA), state laws, or other authorities such as the Nuclear Regulatory Commission (NRC). This decision does not necessarily mean that there is no hazard associated with the site; it merely means that, based on available information, the site does not meet the criteria for placement on the NPL.

No further remedial action planned (NFRAP) decisions should not be confused with CERCLIS archiving. NFRAP decisions are made from a site assessment perspective only; they simply denote that further Superfund remedial assessment work is not

required based on currently available information. In contrast, the archival of CERCLIS sites is made only when no further Superfund interest exists at a site. This means that sites are not archived if there are planned or ongoing removal or enforcement activities, or if other Superfund interest still exists. This may include sites that have had NFRAP decisions made at them during site assessment activities.

EPA added more than 600 sites to CERCLIS during FY96, bringing the total number of sites under Superfund to 39,600. Although the number of new sites brought to the Agency's attention has declined recently, EPA must address a large backlog of sites that still needing assessment to identify priority NPL candidates or to archive sites from CERCLIS. Final assessment decisions (NPL listing or archival) are needed at over 12,650 sites currently in the CERCLIS inventory, including federally owned or managed properties. Under the SACM initiative, EPA continues to integrate remedial and removal assessment activities, where possible, to reduce costs and durations in an effort to utilize resources most efficiently and effectively. Results have been encouraging with combined preliminary assessment and site inspection durations declining 20 percent at SACM sites.

Listing property on the NPL may affect the value of that property and the surrounding area · whether or not all of the property or adjacent property is contaminated. In order to facilitate the transfer, development or redevelopment of property or portions of property determined to be uncontaminated, EPA developed a program that provides its Regions with the flexibility to clarify the areas of sites determined to be contaminated or uncontaminated. EPA published the partial deletions rule in the *Federal Register*. The rulemaking allows EPA to delete releases at portions of an NPL site, provided that deletion criteria are met. Previously, EPA policy deleted releases only after evaluation of the entire site. Partial deletions allow potential investors and developers to undertake economic activity at a cleaned up potion of real property that is part of a site listed on the NPL.

During FY96, EPA also issued the *Soil Screening Guidance* to identify portions of sites that do not warrant federal attention. In addition, EPA is considering, on a pilot basis, deletion of remediated parcels of a closing military base that is listed on the NPL so that the parcel may be returned to productive use. EPA has also continued to implement the Brownfields Initiative and initiated a joint EPA/State/Tribal effort to define roles in promoting the development and operation of State/Tribal voluntary cleanup programs that are designed to speed the cleanup of non-NPL sites.

1.2 Fiscal Year 1996 Progress

During FY96, EPA continued its progress in identifying and assessing potential hazardous waste sites while streamlining the process through administrative reforms efforts.

1.2.1 CERCLIS Site Additions: Discoveries and Removals

EPA is notified of potential hazardous waste sites in a variety of ways. Information may be provided by states, handlers of hazardous materials, or concerned citizens. Local law enforcement officials may submit a formal report to EPA or facility managers may notify EPA of a release as required by CERCLA Section 103. Section 103 specifies that a person, such as a manager in charge of a vessel or facility, immediately report to the National Response Center any release of a hazardous substance of an amount that is equal to or greater than the reportable quantity for that substance. The National Response Center operates a 24-hour hotline for immediate notification. Penalties are imposed for failure to comply with this reporting requirement. When the Agency is notified of a site that may pose a threat, EPA records basic information about the site in CERCLIS.

1.2.2 Preliminary Assessments Completed

When notified of a potential hazardous waste site, EPA or the state will conduct a PA to assess the threat posed by the site. A PA is the first phase of the site assessment that determines whether a site should be recommended for further action under Superfund. Federal, state, and local government files, geological and hydrological data, and data

concerning site practices are reviewed to complete the PA report. An on- or off-site reconnaissance also may be conducted, although it is not required. EPA or the state will also review other existing site-specific information for such items as past state permitting activities, local population statistics, and any other information concerning the site's potential effect upon the environment. PA activities enable the Agency or state to determine whether further study of the site or removal assessment/action is necessary.

EPA and states completed 781 PAs in FY96. Since the inception of Superfund, EPA and states have completed PAs at 37,694 sites. The Agency has classified approximately 70 percent of sites where a PA has been conducted as no further action. A total of approximately 16,300 PAs have been archived.

1.2.3 Site Inspections Completed

If the PA indicates that a potential threat to human health or the environment is posed by the site, EPA will perform an SI to determine whether the site should be proposed for listing on the NPL. The purpose of the SI is to continue the site evaluation to determine whether a site is appropriate for listing on the NPL. The SI usually includes collecting and analyzing environmental and waste samples to identify:

- the hazardous substances present at the site;
- the concentrations of these substances;
- whether the substances are being released or there is potential for their release; and
- whether the identified hazardous substances are attributable to the site.

During the SI, data are gathered through increasingly focused collection efforts. For sites judged to be prospective candidates for the NPL, the data will be used to calculate a score using the Hazard Ranking System (HRS). The HRS serves as a screening device to evaluate and measure the relative threat a site poses to human health, welfare, or the environment and to determine whether the site is eligible for placement on the NPL. The HRS evaluates four pathways through which contaminants from a site may threaten human health or the environment: ground water, surface water, soil, and air.

The Agency completed 359 SIs during FY96 for a total of 17,943 SIs conducted since the inception of the Superfund program. About 50 percent of these SIs resulted in no further action decisions under Superfund. The remainder have undergone additional assessment, or are awaiting further EPA action such as proposal to the NPL.

1.2.4 Site Inspection Prioritization

When the revised HRS was promulgated in March 1991 in response to a mandate in SARA, EPA could no longer use the original HRS for making NPL determinations. At that time, several thousand sites were eligible for NPL listing based on SIs conducted under the original HRS. EPA developed the SI prioritization (SIP) process to update preliminary HRS scores at those sites based on the revised HRS model.

The SIP process may assist in identifying candidates for early actions under SACM. SIPs were limited to 6,600 sites where an SI was conducted prior to August 1, 1992; but may also assist in identifying candidates for early actions under SACM. EPA completed approximately 400 SIPs in FY96. Most SIPs completed have resulted in no further action decisions.

1.3 National Priorities List

The NPL is the list of sites for long-term remedial evaluation and response. EPA evaluates the potential hazard of sites using the HRS. If a site scores 28.50 or higher, the Agency may propose the site for listing on the NPL, solicits public comments for consideration, and then either announces the final listing of the site on the NPL or removes the site from consideration for listing (classified as "no further remedial action planned"). A site remains on the NPL until no further CERCLA response action is appropriate. When this condition is met, EPA deletes the site from the NPL.

1.3.1 National Priorities List Update

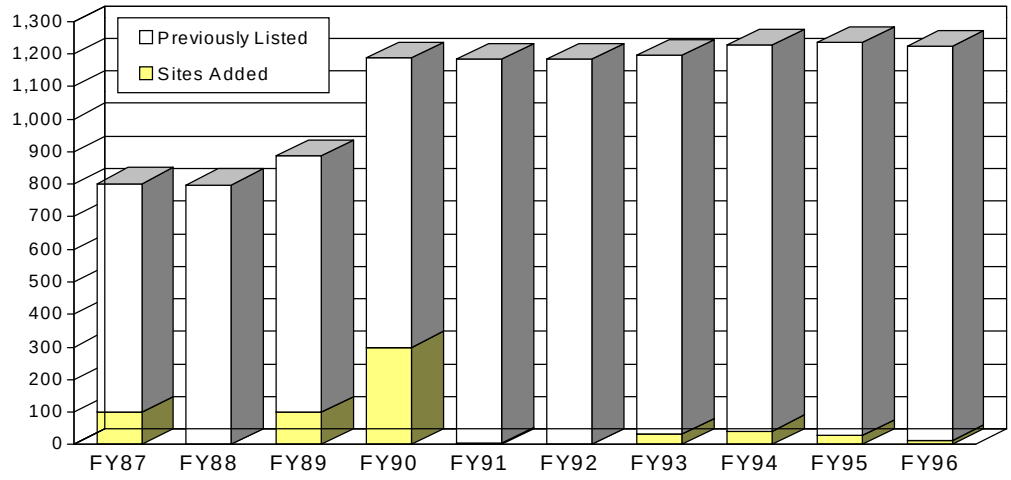
At the end of FY96, there were 1,387 sites proposed to, listed on, or deleted from the NPL: 1,211 currently listed sites, 52 proposed sites, and 118 deleted sites where all CERCLA cleanup goals have been achieved and six sites that have been deferred to another authority. Exhibit 1.3-1 illustrates the historical cumulative number of final sites on the NPL for each fiscal year since SARA was enacted in 1986. Sites deleted from the NPL reflect an activity required to be reported. At the end of FY96, the 1,387 sites proposed to, listed on, or deleted from the NPL consisted of 1,223 non-federal sites and 164 federal sites.

Updates to the NPL during FY96 included proposal of 27 sites (25 non-federal and 2 federal facility sites), final listing of 18 sites (all non-federal) and deletion of 34 sites (31 non-federal sites and 3 federal facility sites). These proposals to and listings on the NPL were included in two proposed rules (NPL Proposals 19 and 20) and one final rule. The proposed rules were published in the *Federal Register* on October 2, 1995 (12 non-federal sites) and June 17, 1996 (13 non-federal and 2 federal sites). The final rule was published in the *Federal Register* on June 17, 1996 (13 non-federal sites).

1.3.2 Relationship Between CERCLIS and NPL Update

CERCLIS is used to track the discovery of potential hazardous waste sites, including those that are subsequently listed on the NPL, and to track actions at these sites. Of the 39,600 sites in CERCLIS at the end of FY96, 1,387 were either proposed to, listed on, or deleted from the NPL. Although the sites on the NPL are a relatively small subset of the inventory in CERCLIS (approximately 3.4 percent), they generally are the most complex and environmentally significant sites.

Exhibit 1.3-1
Final NPL Sites for Fiscal Year 1987 Through Fiscal Year 1996



	FY87	FY88	FY89	FY90	FY91	FY92	FY93	FY94	FY95	FY96
Sites Added	99	0	101	300	7	0	33	43	30	18
Total [1,2]	802	798	888	1,187	1,185	1,183	1,197	1,226	1,232	1,211

[1] This graph illustrates *final* NPL sites only and reflects the fact that EPA deleted 13 sites from FY80 to FY86, 4 sites in FY88, 11 sites in FY89, 1 site in FY90, 9 sites in FY91, 2 sites in FY92, 11 sites in FY93, 13 sites in FY94, 25 sites in FY95, and 34 sites in FY96. At these deleted sites, all CERCLA cleanup objectives were achieved. In FY93, one additional site was deleted because it was deferred to another authority for cleanup. Also, eight sites were either voluntarily removed from the NPL or removed from the NPL by court order (seven sites in FY93 and one in FY94). The total of *final*, proposed, and deleted NPL sites as of September 30, 1996 was 1,211.

[2] The total number of sites listed final on the NPL from 1983 to 1986 was 703.

Source: *Federal Register* notices through September 30, 1996.

1.4 Site Evaluation Support Activities

EPA is managing a new site evaluation support program designed to promote the redevelopment of abandoned and contaminated properties known as the Brownfields Initiative. In addition, EPA manages two ongoing support programs dedicated to addressing lead and radionuclide contamination because these contaminants present special hazards and problems. During FY96, EPA continued to work with all stakeholders to prevent, assess, safely cleanup, and sustainably reuse brownfields. Under the lead program, EPA continued to work on risk assessment procedures and tools as well as provide advice on national lead issues. Under the radiation program, EPA continued to develop Superfund guidance, examined environmental fate and transport modeling for radionuclides, and provided technical support to the Regions in addressing radioactive sites. The Agency also worked to enhance site evaluation guidance.

1.4.1 Brownfields Initiative

EPA is promoting the redevelopment of abandoned and contaminated properties across the country that were once used for industrial and commercial purposes ("brownfields"). While the full extent of the brownfields problem is unknown, the General Accounting Office estimated in its report, *Community Development Reuse of Urban Industrial Sites* (GAO/RCED-95-172, June 1995), that approximately 450,000 brownfields sites exist in this country, affecting virtually every community in the nation. EPA believes that environmental cleanup is a building block to economic redevelopment, and that cleaning up contaminated property must go hand-in-hand with bringing life and economic vitality back to communities.

The Brownfields Economic Redevelopment Initiative is a comprehensive approach to empowering states, local governments, communities and other stakeholders interested in economic redevelopment to work together in a timely manner to prevent, assess, safely cleanup, and sustainably reuse brownfields. EPA is addressing implementation of this initiative through a Brownfields Action Agenda. The Action Agenda is a collection of bold strategies that will continue to evolve as the Brownfields Initiative matures. Activities have focused on four main categories:

(1) implementing Brownfields Pilot programs in cities, counties, towns and Tribes across the country;

(2) clarifying liability and other issues of concern for lending institutions, municipalities, prospective purchasers, developers, property owners and others;

(3) establishing partnerships with other EPA programs, federal agencies, states, cities, and stakeholders; and

(4) promoting community involvement by supporting job development and training activities linked to brownfield assessment, cleanup, and redevelopment.

By the end of FY96, EPA announced the selection of 76 Brownfields Pilots to be funded through cooperative agreements at up to $200,000 each for a two-year period. The cooperative agreements for all pilots are subject to negotiation. Of the 76 pilots, 39 are national pilots selected and funded through Headquarters; while 37 are Regional pilots selected and funded through the 10 Regional offices. EPA intends the pilots to perform the following: provide redevelopment models; direct efforts toward the removal of regulatory barriers; and facilitate coordinated public and private efforts at the federal, state, and local levels.

EPA signed Memoranda of Understanding (MOU) with other federal partners to coordinate issues related to brownfields redevelopment and to leverage additional opportunities. In FY96, MOUs were signed with the Department of Housing and Urban Development, Economic Development Administration, and the Departments of Labor and Interior.

EPA conducted a Brownfields Pilot National Workshop in Washington, D.C. in February 1996 and a Brownfields National Conference in Pittsburgh, Pennsylvania in September 1996. A variety of guidances and other initiatives announced

by the Agency in FY96 have affected the liability aspects of the Brownfields Action Agenda.

Each EPA Region has established a Brownfields coordinator position to oversee Brownfields pilots and initiate other Brownfields activities. EPA also has assigned five staff members to cities through inter-governmental personnel assignments to assist in addressing the Brownfields redevelopment challenges presented at the State and local levels.

EPA is promoting and fostering job development and training through partnerships with brownfields pilot communities and community colleges. EPA is working with the Hazardous Materials Training and Research Institute to expand environmental training and curriculum development. In November 1995, EPA hosted a workshop in Baltimore, Maryland to assist community colleges from 17 Brownfields pilot communities in developing environmental job training programs. In July 1996, EPA held a second workshop in St. Louis, Missouri with additional community colleges from more recently selected Brownfields pilot communities. Through a cooperative agreement with Rio Hondo Community College, EPA has established an environmental education and training center to provide comprehensive technical-level training. EPA and the National Institute of Environmental Health Sciences (NIEHS) are working to coordinate minority worker training grant recipients with Brownfields pilot city activities.

By mid-1996, EPA completed all of its commitments under the initial Action Agenda and it became clear that the problem required more interaction between all levels of government, the private sector and non-governmental organizations. The need for continuation and expansion of the national brownfields response has been further buttressed by the recommendations of the President's Council on Sustainable Development regarding the redevelopment of brownfields sites. To that end, EPA began working with other federal agencies in the summer of 1996 and established an interagency working group on brownfields. A new action agenda enhancing public participation in local decision-making, building safe and sustainable communities through public/private partnerships; and recognizing that environmental protection can be a positive force for economic redevelopment is being developed.

1.4.2 Lead Program Progress

Lead is one of the most frequently found toxic substances at Superfund sites. Exposure to lead at Superfund sites occurs by multiple media and EPA risk assessments consider all sources of exposure to more fully assess lead risks. In order to promote more consistent evaluations and continually improve upon our assessment and management practices, the use of Agency experts to that provide advice on national lead issues has been part of the Agency's Administrative Reforms. During 1996, two significant steps were taken. First, a national workshop was held to discuss lead model validation. Second, efforts were initiated to increase the involvement of site managers and senior managers in their interactions with the Lead Technical Review Workgroup.

Lead Model Validation Workshop

The lead model validation workshop was held in October of 1995 in Research Triangle Park, North Carolina. The workshop involved invited scientists from outside of EPA and various EPA staff who address lead issues. This meeting provided an opportunity for open exchange of ideas on model validation and advanced the understanding of activities ongoing both within and outside of EPA. Industry representatives who attended this meeting have recommended that workshops like this continue and EPA is planning to hold similar workshops in the future.

Lead Technical Review Workgroup

The Lead Technical Review Workgroup provides advice and recommendations on lead risk assessment issues. This advice has included the development of guidance documents and review of individual risk assessments. While discussions with individual site managers have taken place on a regular basis, interactions with multiple site managers to identify information needs and prioritize activities was facilitated through the formation of the Lead Sites Workgroup (LSW). The LSW is a group of site managers that address lead issues from across

different EPA Regions and Headquarters. During FY96, coordination and information sharing were also improved by exchanging of information with senior Regional and Headquarters managers.

1.4.3 Radiation Program Progress

During FY96, EPA made progress in addressing technical complexities associated with site assessment, risk assessment, technology assessment and transfer, emergency response, and policy development and implementation.

Site Assessment

The Office of Radiation and Indoor Air (ORIA) continued to provided technical assistance to OERR with staff from Headquarters and both ORIA laboratories. ORIA gave this assistance directly to remedial project managers (RPMs) and on-scene coordinators (OSCs) to address National Priorities List (NPL) sites contaminated with radioactive materials.

In FY96, the ORIA National Air and Radiation Environmental Laboratory (NAREL) and the ORIA Las Vegas facility continued to serve as an EPA Technical Support Center (TSC) in the areas of radiochemical analysis of samples, site-specific remedial technologies, detection and measurement of radioactive contamination, site remediation oversight, risk assessment, and document review.

ORIA, working with Regional radiation program staff, continued to provide ongoing technical support to regional Superfund staff for questions related to radiation risk assessment. The sites where ORIA provided direct technical support to RPMs in FY96 include:

- Ottawa – Illinois radium site
- Maywood – New Jersey radium site
- Weldon Springs – DOE FUSRAP site in Missouri
- Rocky Flats – DOE facility in Colorado
- Kerr-McGee/West Chicago Thorium and Radium Site, Illinois
- Denver Radium Site, Colorado
- Oak Ridge Reservation, Oak Ridge, Tennessee
- Captains Cove Site, New York

Risk Assessment

EPA published the Radiation Exposure and Risk Assessment Manual (RERAM) in June, 1996 (EPA/402-R-96-016). This document explains how EPA developed its radionuclide cancer incidence slope factors. Since there were no updates to the radionuclide slope factors during FY96, no changes were made to these values in the Health Effects Assessment Summary Tables (HEAST). The HEAST and other radiation dose and risk modeling information were published on the Internet in September 1996, at the following web pages:

- http://www.epa.gov/radiation/modeling/
- http://www.epa.gov/radiation/heast/

In addition, two fact sheets focusing on ionizing radiation and heath effects were also made available on the Internet in September 1996, at the following web page:

- http://www.epa.gov/radiation/

Representatives from OSWER and ORIA completed work with representatives from the Department of Energy (DOE) and the Nuclear Regulatory Commission (NRC) during FY96 as part of an interagency workgroup evaluating environmental fate and transport modeling for radionuclides. Issues addressed include determining the mathematics for transport modeling and the estimation of water flow in specific underground conditions. Additional work by the multi-agency group included development of fact sheets, fate and transport modeling, and guidance documents. The final two documents from this interagency workgroup were published in January 1996.

- Documenting Ground Water Modeling at Sites Contaminated with Radioactive Substances (EPA/540-R-96-003)

- Three Multimedia Models Used at Hazardous and Radioactive Waste Sites (EPA/540-R-96 -004)

Work continued on two other documents supporting fate and transport modeling: (1) a technical support document on the selection of

distribution coefficient (K_d) values and their use in remediation and contaminant transport modeling, and (2) a guidance document to evaluating unsaturated zone infiltration methodologies to assist remediation and contaminant transport modeling.

Technology Assessment

The following OERR/ORIA technology assessment projects were either initiated, completed, or continued during FY96.

EPA in conjunction with the Departments of Defense (DoD), DOE, NRC, the U. S. Geological Survey, the Food and Drug Administration, and the National Institute of Standards and Technology initiated development of the Multi-Agency Radiation Laboratory Protocols Manual (MARLAP). MARLAP, which is the laboratory counterpart to the Multi-Agency Radiation Survey and Site Investigation Manual (MARSSIM) will be a multi-agency consensus guidance document. MARLAP will provide guidance for laboratories and project planers to assure the generation of consistent and comparable data among laboratories and to assure that laboratory data is of sufficient quality to support the site-specific environmental decisions.

A mill tailings site in Fry Canyon, Utah was characterized as part of a field scale demonstration study investigating the effectiveness of several types of permeable reactive walls to control uranium contamination in the groundwater. ORIA staff also assisted the Superfund program in developing an approach for outlining presumptive remedies for soils contaminated with metals (including radionuclides).

A working group of industry, government, and academic representatives met in a technical workshop (October 1995) to discuss the latest developments in containment technologies. Proceedings from this workshop were published in the Spring of 1996, "Assessment of Barrier Containment Technologies: A Comprehensive Treatment for Environmental Remediation Applications."

EPA in conjunction with the DoD, DOE, and NRC continued working to develop the Multi-Agency Radiation Survey and Site Investigation Manual (MARSSIM). When finalized, MARSSIM will be a multi-agency consensus guidance document. It will provide guidance for planning, conducting, evaluating, and documenting environmental radiological surveys for demonstrating compliance with dose-based or risk-based regulations. Internal agency review was completed in FY96, and the draft document was readied for public comment and external peer review.

Work also continued on a remedial technology selection decision support guidance for RPMs and OSCs responsible for radioactively contaminated sites. A guidance document to assist RPMs in performing or reviewing treatability studies for radiologically contaminated sites was also being rewritten. Finally, work continued on the Sandia Environmental Decision Support System (SEDSS). This software tool will eventually be available to DOE, DoD, EPA, and NRC for site characterization, cleanup and remediation decisions.

Technology Transfer

During FY96, ORIA presented workshops in EPA Regions 1, 3, 9, and 10 that were designed to present an overview of radiation risk assessment methodology to Regional Superfund staff. The target audience was familiar with chemical risk assessment methodology so the workshop emphasized the similarities and critical differences between chemical and radiation risk assessment.

Emergency Response

Staff from ORIA headquarters and two laboratories along with Region 6 OSCs participated in DOE's Digit Pace Exercise in Albuquerque, New Mexico. This exercise included the spread of radioactive contamination resulting from a transportation accident involving nuclear weapons and other hazardous materials.

ORIA and the State of Texas agreed to hold a Texas/EPA radiological exercise in Austin, Texas in September 1998. The exercise will examine the ability of EPA emergency response personnel to respond to a State request for assistance under both the National Contingency Plan (NCP) and the Federal Radiological Emergency Response Plan.

ORIA and OERR continued working on the EPA Radiological Emergency Response Plan which will delineate when a response is conducted under the NCP and the Federal Radiological Emergency Response Plan. The EPA plan will also designate which office has the lead for a particular response activity.

Policy Development and Implementation

EPA also continued participation on the Interagency Steering Committee on Radiation Standards (ISCORS). Efforts focused on harmonizing the approaches taken by EPA and NRC to risk assessment and risk management involving radiation hazards. Other issues being studied include modeling, recycling, mixed waste and interagency cooperation.

1.4.4 Site Evaluation Regulations and Guidance

During FY96, the Agency undertook several initiatives to enhance the site evaluation process including enforcing the state role in identifying NPL sites and issuing several site evalution guidance documents.

Enforcing the State Role in Identifying NPL Sites

In FY96, the Department of Veteran Affairs and Housing and Urban Development, and Independent Appropriations Act, 1996, included a requirement that EPA must receive a written request from the Governor of the State in order for the Agency to propose to place a site on the NPL or to place a site on the NPL.

Issuing Site Evaluation Guidance

EPA published several site evaluation guidance documents and memorandums during FY96 including guidance on redeveloping contaminated property, partial site deletions, identifying sites eligible for archiving, and establishing soil screening levels.

EPA issued several crosscutting enforcement guidance documents related to redevelopment of contaminated property. These guidance documents provide some assurance to prospective purchasers, lenders and property owners that they need not be concerned with Superfund liability:

- *"Guidance on Agreements with Prospective Purchasers of Contaminated Property;"*
- *"Policy Towards Owners of Property Containing Contaminated Aquifers;"*
- *"Policy on CERCLA Enforcement Against Lenders and Government Entities that Acquire Property Involuntarily;"* and
- *Policy on the Issuance of Comfort/Status Letters."*

EPA sent guidance to the Regions to map and track partial deletions at NPL sites on April 30, 1996. A partial deletion of an NPL site may occur when a portion of a formerly contaminated area of a site is determined by EPA to need no further action. Several Regions have published Notices of Intent to Delete and the Regions are re-evaluating sites to determine if a partial deletion is warranted. The partial deletion guidance was signed and sent to the Regions on April 30, 1996 (OERR Directive 9320.2-11). Although the guidance does not outline partial deletion procedures since they are the same as deletion procedures for total site deletion, it does focus on mapping and tracking partial deletions at NPL sites in order to better portray the Agency's successes. Region 6 published the first Notice of Intent to Delete (NOID) in the *Federal Register* on April 11, 1996 (61 *FR* 16068). Regions 4 and 10 subsequently have published three more NOIDs.

In June 1996, EPA provided guidance identifying types of sites eligible for archiving, and initiated efforts to research those sites remaining in the CERCLIS inventory and make archive decisions as appropriate. These actions, combined with completions of ongoing assessment work, have yielded over 28,000 federal and non-federal sites archived from CERCLIS through FY96.

EPA issued final soil screening guidance in May 1996. The soil screening levels established in the guidance serve as a basis for partial deletions of NPL

listings. They also will complement the ongoing SACM initiative and provide the framework for other cleanup efforts, such as RCRA corrective actions, voluntary cleanup programs, and State/Tribal cleanup programs. Additionally, the development of soil screening levels will be useful in streamlining baseline risk assessment.

EPA issued a pre-CERCLIS screening guidance in September, 1996. The purpose of this directive is to ensure that the Agency's CERCLA Information System becomes a more accurate inventory of hazardous substance sites while minimizing the number of sites unnecessarily entered into CERCLIS. This is accomplished by introducing pre-CERCLIS screening criteria which assists the Regions in identifying sites which are likely to be addressed by states or under federal authority other than CERCLA, those for that information on releases is insufficient to substantiate the presence of hazardous substances, or those for which sufficient information exists to show that risk is low. In this way, CERCLIS will become a list of sites that the regions and states/tribes believe, based on available data, will require a response using Superfund authorities and resources.